

PLANNING APPLICATION REPORT

REF NO: R/92/11/

LOCATION: 7 Angmering Lane
East Preston

PROPOSAL: Erection of single storey kitchen extension filling the space between two existing 20 plus year old extensions to the rear and addition of a small pitched roof and new door and windows to the front entrance porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension measures approximately 4.8 metres in width by 6.4 metres in depth and 3.2 metres in height and the formation of a pitched roof over an existing flat roof extension and porch to the front of the dwelling.
SITE AREA	Approximately 1380 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the site is open. The side and rear boundaries are marked by a mixture of approximately 2 metre high timber fencing and brick walling which is fronted by hedging in places.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling that has painted brick elevation walls and a tiled, gable roof. There is a catslide roof extension to the northern elevation which contains an garage. To the rear there is a two-storey flat roof extension as well as a single-storey flat roof extension behind the garage extension.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by large, detached dwellings which are set back from the road with open frontages and grass verging contributing towards an open and spacious character and appearance. The majority of nearby dwellings have been extended or altered in some way.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Rustington Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The positioning of the proposed extension to the rear of the existing building, between existing extensions will prevent it from having a visible presence on the street and will not significantly increase the footprint of the building to the rear whilst the proposed front porch will have no significant impact upon the appearance of the dwelling frontage. As such, it is considered that the proposed works will not be harmful towards the character and appearance of the surrounding area.

It is considered that the proposed works will relate sympathetically towards the existing building in terms of design and scale. The proposed rear extension will unify with the existing single storey flat roof extension to produce visual integration and prevent a cluttered appearance to the site whilst the modest scale of the proposal will ensure visual subservience towards the existing dwelling is maintained. The pitched roof above the existing flat roof to the front of the dwelling will be more complimentary towards the existing dwelling than the current feature, creating a stronger visual integration.

It is considered that the proposed development would have no detrimental impact upon the residential amenities of neighbouring properties because of its modest scale, the fact that the main extension is set between two existing extensions and that all new windows, being at ground floor level, will have views towards neighbouring properties interrupted by existing site boundary treatment.

It is therefore recommended that the application is approved, subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:-

nb01033ex01b;
nb01033pro01e;
nb01033pro01f;
nb01033ex02b;
nb01033ex02f;
nb01033ex03b;
nb01033pro 03;
nb01033ex04a;
nb01033pro04e;
nb01033ex05a;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential

amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.